

**Town of Milford, New Hampshire
Planning Board**



WORKSESSION

Growth Management Discussion

Tuesday, November 9, 2004

Findings

ARTICLE XII INTERIM GROWTH MANAGEMENT**12.001 Authority**

This Interim Growth Management Regulation is enacted as a section of the Town of Milford's Zoning Ordinance pursuant to the authority granted by RSA 674:23.

12.002. Findings

The Planning Board has determined that, and the Town hereby finds that, this interim regulation on residential development in Milford is necessary on the basis of unusual circumstances requiring prompt attention, including the following:

- A. The Town of Milford is facing severe residential development pressure.** From January 1, 2000 through January 1, 2004, the Town's annual growth rate for single family homes was 3.1%, compared to an average of 2.6% for the other 12 Nashua Regional Planning Commission (NRPC) communities. For the same period, the Town's multi-family housing grew at an annual rate of 2.2%. Milford's percentage of multi-family housing units of its total housing units continued to far exceed the NRPC average (44.1% of total vs. 15.7% for the other 12 communities). Only Nashua has a greater percentage of multi-family housing units. From January 1, 2000 through October 1, 2004, the Milford Planning Board received development applications and/or informal approaches relating to the proposed development of more than 1,000 additional housing units (single-family, multi-family, and senior housing).
- B. Unless there is a substantial downturn in the overall housing market, Milford's unusually high rate of residential development is likely to continue.** Improvements to the main traffic arteries linking Southern New Hampshire to Massachusetts (Route 3 and Route 93) will likely speed up regional integration, making Milford more accessible as a residential "commuter" community. There is a commonly held perception that much of the population growth in southern New Hampshire is due to a lesser tax burden than neighboring Massachusetts, causing in-migration into the southern New Hampshire tier. Milford, in comparison to many communities in the region, has lower land costs, high-density zoning districts served by town water and sewer (which can accommodate multi-family housing) and a more streamlined development process, which results in lower-cost housing. Milford has increased its attractiveness for residential development by seeking to maintain a traditional small-town feel while at the same time offering a full complement of

stores, restaurants, health care and other services. The preliminary findings of an ongoing buildout study for the Town indicate that there is a very substantial supply of land to accommodate the continued demand for residential development, with up to 6000+ new housing units able to be built under current zoning. This maximum buildout would more than double the current number of housing units in Milford.

- C. **Milford increasingly stands out as a target for unusual residential development within the region because, in contrast to the majority of surrounding communities, Milford has not yet adopted a growth management policy.** In New Hampshire, 40 towns, most of them in the Southern tier and including eight towns in Hillsborough County, have adopted growth management measures. Six of the twelve towns in the NRPC region have implemented growth management ordinances. Of the seven towns directly abutting Milford, four have adopted growth management ordinances and another recently proposed a growth management measure. Milford will likely come under even greater development pressure unless the Town also takes steps to catch up with its neighbors and address the issues of growth.
- D. **Rapid and unmanaged residential development threatens the balance of community interests reflected in the Master Plan.** The 1999 Master Plan update set the Town's planning philosophy as "a pro-active, organized and deliberate approach to enhance and protect the character and resources of the Town and Community for both present and future". Rapid and unmanaged residential development is inconsistent with this philosophy and threatens adverse effects on the Town's character and sense of community as well as increased burdens on already overstretched facilities, increased congestion, adverse effects to the tax base and increased taxes, and a decrease in the quality of life. Such growth may also threaten the balance between development and the preservation of open space, wetlands, agriculture, historical features and scenic vistas that form an important part of Milford's character. The draft buildout study indicates that approximately 8800 acres (approximately 62% of the Town's residentially-zoned land) remains available for residential development. Development of this land in accordance with current projections would create up to 6800 new residential units and would more than double the Milford's population to more than 30,000 residents. This huge scale of development, if left unmanaged, will almost certainly result in fundamental and unplanned changes to the character of Milford. Outlying undeveloped areas, even without the necessary infrastructure (roads and utilities) in place, are nonetheless under increased development pressure.
- E. **There are several very large undeveloped parcels of residentially-zoned land in Milford that, if developed, could result in "shocks" to the Town with extreme pressure on facilities, services and quality of life.** These parcels, particularly if

two or more of them are linked together, could support developments of up to several hundred new homes or residential units. Such massive developments could put an immediate and unworkable strain on community facilities. For example, the preliminary findings of an ongoing cost of services study indicate that a single large development of 300 new residential units would likely, by itself, cause an increase of 10% or more in the enrollment in the Milford schools, which would require a crisis program to increase school facilities.

- F. Development pressures in Milford threaten public facilities and services that are already strained.** A comprehensive facilities assessment and development plan for the Town has yet to be prepared, but there are important areas where public facilities are clearly inadequate to meet current demand let alone demand generated by future residential growth. For example, based on Fall 2004 enrollment Milford's Middle School is operating at 25% over-capacity. There is an extreme shortage of classroom space. The Milford School Board has been struggling for the last five years to present an acceptable solution to Town voters to alleviate overcrowding at the Middle School. This has not been successful even though the pressures from enrollments and program needs continue to increase. The School Board has stated that a plan to resolve the space problems at the Middle School must be in place no later than the 2006-2007 school year.
- G. Unmanaged residential development may add to Milford's disproportionately high property tax burden.** The 1999 Master Plan update identified that growth in residential development in Milford can be substantially tax-negative (i.e., the taxes paid by owners of new homes do not, on average, cover the cost of town and school services the residents in these homes consume). Milford's property taxes are high on an absolute basis, high in comparison to the surrounding towns and have grown rapidly. From 2000 to 2004, property taxes increased 22%, with the town services component of the tax bill up 30%. The overall increase in property taxes is almost double the rate at which New Hampshire personal incomes grew during the same period, which means the "tax bite" (taxes as a percent of income) has likely worsened substantially for the average Milford resident. For a family living in a home assessed at \$175,000 at the start of the period, taxes jumped more than \$1,000 over the four years and are now approximately 2% of current market value (i.e, in a single year a family must pay 2% of the current market value of their home in property taxes). Residential growth can have an important impact on property taxes, and the Town has launched, but not completed, a study to measure and assess the extent to which new residential development may create an additional tax burden for Milford residents.
- H. The Planning Board needs "breathing room" to develop and propose to the Town a carefully considered and well-designed growth management policy that will balance community interests and take regional interests into account.** Because of the large number of subdivision and site plan applications that the Planning Board must consider each month, there has been little time left for the Planning Board to focus pro-actively on developing a growth management policy for

the Town. During 2003 and 2004, the Planning Board, assisted by the Town's Planning Department, began the process of assembling the data necessary to analyze the Town's growth trends in detail, make comparisons with the surrounding communities, and help define the directions a growth management policy for the Town might take. During 2004 the Planning Board launched a comprehensive buildout study for the Town and commissioned a cost of services study to determine the extent to which new residential development may increase the tax burden on residents. Good progress has been made, but an additional year is needed for the Planning Board to complete this work (data development, analysis, buildout study, cost of services study, and potentially Master Plan update) and develop a growth management policy that can be presented to the Town in the form of specific proposed zoning amendments that appropriately take into account and balance community interests and regional interests and preserve the character and natural resources of the Town.

- I. **This Interim Growth Management Regulation is necessary to address the unusual development pressure and other circumstances facing the Town and to give the Planning Board a temporary period, defined below, to develop a growth management policy.** Because the Town continues to face unusual development pressure in the circumstances described above, this Interim Growth Management Regulation is necessary to maintain a level of management of new residential growth during the period the Planning Board is completing its work on an overall growth management policy.

12.003. Purposes

The purposes of this Regulation are:

- A. To promote the orderly development of land within the Town and to promote the public health, safety and welfare of the residents of the Town.
- B. To allow time to complete the development and analysis of data and the major studies relating to the Town's growth that were launched by the Planning Board in 2004, including the cost of services study and the buildout study.
- C. If necessary or appropriate in the judgment of the Planning Board, to allow time to complete an update of the key portions of the Town's Master Plan that relate to issues arising from growth and the timing of development, including the sections on vision, land use, community character and facilities
- D. If necessary or appropriate in the judgment of the Planning Board, to allow time to complete the necessary schedules and analyses so that additional categories of impact fees may be collected from new developments to help offset the cost of new facilities that accommodate the Town's growth, such as additions or improvements to the schools.

- E. To allow time for the Planning Board, on the basis of the items referred to above and additional data, information and analyses, to develop a growth management policy that will be set forth in specific proposed zoning amendments that are intended to assess and balance community development needs, consider regional development needs and regulate and control the timing of development in the Town of Milford.

12.004. Residential Subdivisions and Residential Site Plan Review

- A. During the period when this Interim Growth Management Regulation is in effect, the Planning Board shall not entertain or accept preliminary discussions or applications for any residential subdivision or for any residential site plan review, except as provided in paragraph B. below.
- B. The provisions of paragraph A. above shall not apply to:
 - a. Lot line adjustments as defined in Section 3.011 of the Town's Subdivision Regulations (i.e., exchange or transfer of land between existing lots without the creation of a new lot).
 - b. Minor subdivisions as defined in Section 3.012 of the Town's Subdivision Regulations (i.e., the creation of not more than two new lots in addition to an existing lot from which the subdivision is made), provided that (1) the applicant has owned the lot being subdivided for at least one year and (2) the applicant makes a binding commitment not to further subdivide any of the lots involved in the subdivision during the effective period of this Interim Growth Management Regulation.
 - c. Developments which have been presented to the Planning Board after December 1, 2003 and prior to December 1, 2004, during a regular meeting and with notification of abutters, as part of preliminary subdivision review or preliminary site plan review prior to the formal acceptance of the subdivision or site plan application.
- C. For the avoidance of doubt, the provisions of paragraph A. above shall not apply to commercial or industrial development.

12.005. Building Permits Not Limited

- A. This Interim Growth Management Regulation shall affect the issuance of building permits only for those lots or sites that are subject to paragraph A. of Section 12.004 (i.e, lots or sites that require subdivision or site plan approval, are not exempted by paragraph B. of Section 12.004 and are not grandfathered as described in paragraph B. below).

- B. For the avoidance of doubt, this Regulation will not affect the issuance of building permits for (1) lots of record shown by deed prior to the effective date of this Regulation, (2) lots included on subdivision plans recorded prior to the effective date of this Regulation, (3) lots or sites on any subdivision or site plan application which has been accepted by the Planning Board prior to the effective date of this Regulation, and (4) lots or sites on any subdivision or site plan that has been approved by the Planning Board prior to the effective date of this Regulation and remains in compliance with RSA 674:39.

12.006. Administrative Procedures

The Planning Board is hereby authorized to establish such administrative procedures, if any, as the Planning Board may deem necessary or appropriate to implement this ordinance. All such procedures shall be posted.

12.007. Appeals and Variances

Appeals and variances shall be handled in accordance with the Town of Milford Zoning Ordinance.

12.008. Conflicts

Where the provisions of this Regulation may conflict with the provisions of any other ordinance or regulation, the more restrictive provisions which impose the higher standard shall control.

12.009. Severability

Should any part of this Regulation be held invalid or unconstitutional by a court, such holding shall not affect, impair or invalidate any other part of this Regulation, and to such end, all articles, sections and provisions of this Regulation are declared to be severable.

12.010. Adoption and Amendment

This Interim Growth Management Regulation may be adopted or amended in accordance with the procedures set forth in RSA 674:23.

12.011. Effective Date

This Interim Growth Management Regulation shall be effective from the date of posting of this Regulation (December __, 2004) and, if adopted by the Town, shall remain in effect until 11:59 p.m. on March __, 2006.

APPENDIX

RSA 674:23 Growth Management; Interim Regulation

- I. In unusual circumstances requiring prompt attention and for the purpose of developing or altering a growth management process under RSA 674:22, or a master plan or capital improvements program, a ... town ... may adopt an ordinance imposing interim regulations upon development as provided in this section.
- II. An interim regulation may be proposed by the planning board if it determines that the requirements of paragraph I exist and makes findings of fact so indicating. Any such proposal shall be submitted to the local legislative body as a zoning ordinance and shall be subject to all procedures and provisions relative to the enactment of zoning ordinances except that:
 - (a) There shall be at least one hearing on the interim regulation held by the planning board at which parties in interest and citizens shall have an opportunity to be heard. At least 10 days' notice of the time and place of the hearing shall be published in a paper of general circulation in the municipality, and a legal notice of the hearing shall also be given in accordance with RSA 675:7. ...
 - (b) The local legislative body shall act upon the proposed interim regulation not later than 90 days after the posting of the notice for the public hearing under subparagraph (a).
- III. An interim regulation adopted under this section shall expire at the earliest of the following occurrences: one year after its adoption by the local legislative body; such earlier time as specified in the ordinance; or upon the effective date of an ordinance adopted under RSA 674:22 which addresses the unusual circumstances.

Municipal Housing Summary
New Units : January 1, 2000 - January 1, 2003

Abutting Towns	Housing Type	Census 2000	2000	2001	2002	Total Units 1/1/2003	2003 % MF
Amherst	Single-Family	3457	73	50	70	3650	5.58%
	Multi-Family	295	0	0	0	295	0.00%
Brookline	Single-Family	1288	35	44	31	1398	8.54%
	Multi-Family	96	0	0	6	102	6.25%
Hollis	Single-Family	2347	53	42	30	2472	5.33%
	Multi-Family	144	3	26	35	208	44.44%
Lyndeborough	Single-Family	560	17	20	10	607	8.39%
	Multi-Family	27	0	4	1	32	18.52%
Mason	Single-Family	452	10	9	15	486	7.52%
	Multi-Family	3	0	0	0	3	0.00%
Mont Vernon	Single-Family	695	32	30	23	780	12.23%
	Multi-Family	25	0	0	0	25	0.00%
Wilton	Single-Family	1112	20	23	22	1177	5.85%
	Multi-Family	339	2	0	0	341	0.59%
							22.5%

Milford	Single-Family	2939	96	64	88	3187	8.44%
	Multi-Family	2377	0	90	7	2474	4.08%
							44.1%

NRPC Region	Housing Type	Census 2000	2001	2002	2003	Total Units 1/1/2003	2003 % MF
Hudson	Single-Family	5646	42	112	96	5896	4.43%
	Multi-Family	2519	6	6	118	2649	5.16%
Litchfield	Single-Family	2099	71	13	52	2235	6.48%
	Multi-Family	290	0	4	12	306	5.52%
Merrimack	Single-Family	6605	174	83	39	6901	4.48%
	Multi-Family	2354	18	156	42	2570	9.18%
Nashua	Single-Family	16881	124	115	0	17120	1.42%
	Multi-Family	18506	71	40	0	18617	0.60%
Pelham	Single-Family	3234	102	109	156	3601	11.35%
	Multi-Family	506	10	6	2	524	3.56%
							12.7%

All Towns MF	17.9%
W/O Milford MF	15.7%

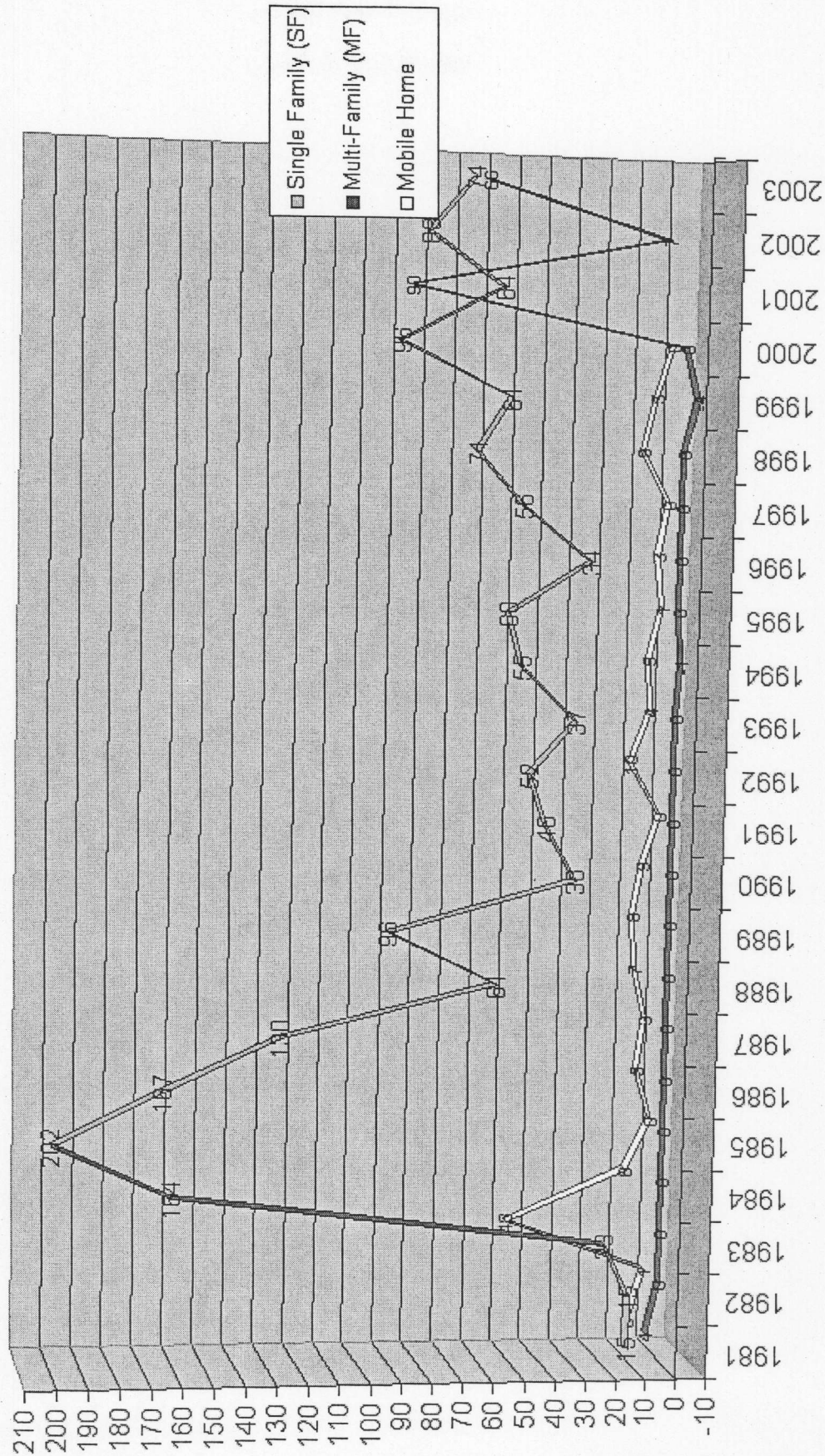
Notes:

(1) Single-Family Units include manufactured housing units.

- During the 3-year period (2000-2003), Milford was the third fastest growing community in the NRPC 12-Town Region at an annual rate of 3.1% for Single-Family units.
- Regional Average (minus Milford) from 2000-2003 was 2.3% for Single-Family units.

SOURCE: US CENSUS; NRPC; DPCL

Town of Milford Housing Units by Permit



Source: DPCD (2004)

**Milford Population Growth 1990 - 2000
Relative to Abutting Towns and NRPC Region**

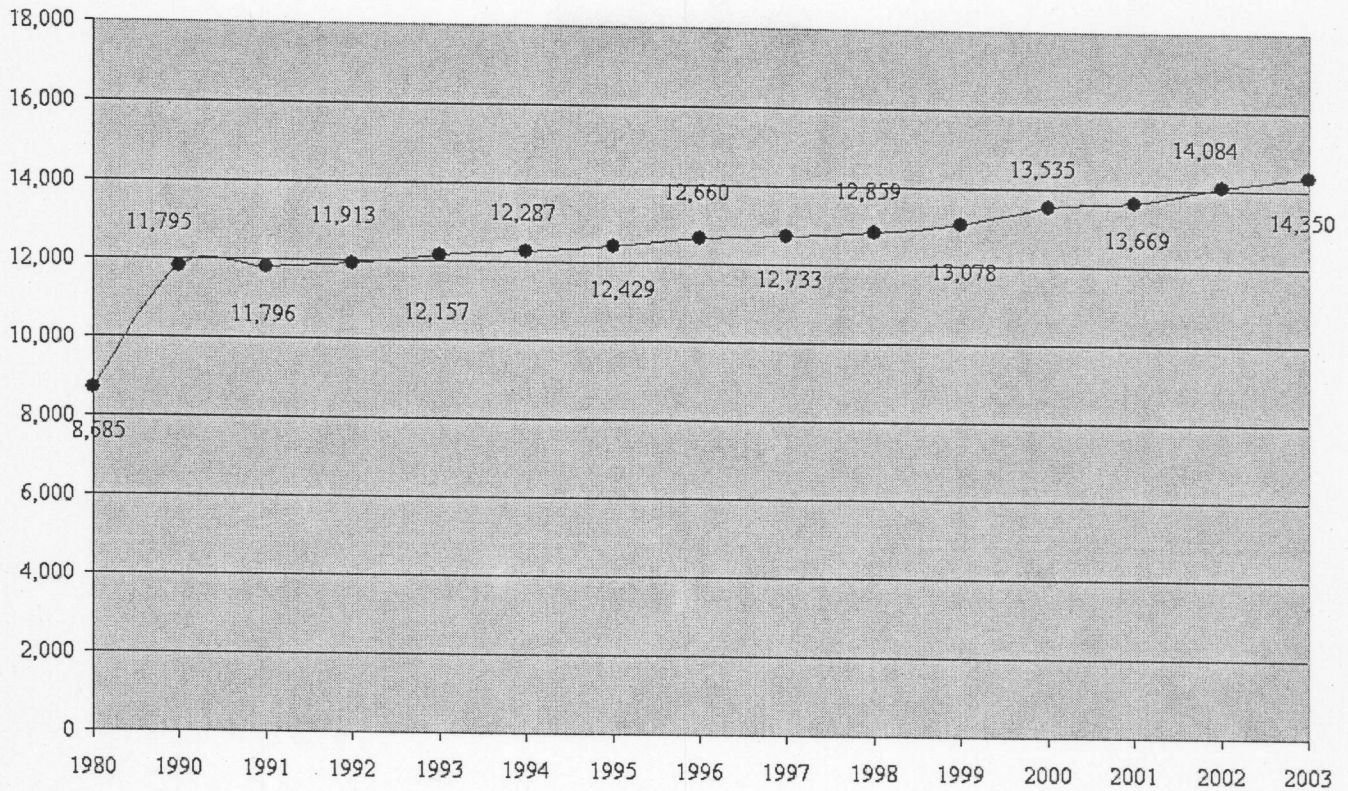
Abutting Towns	1990	2000	Actual Change	Percent Increase 1990-2000	Average Annual Increase	Rank Growth Rate Abutting Towns	Rank Growth Rate All NRPC
Amherst	9,068	10,769	1,701	18.76%	1.9	5	5
Brookline	2,410	4,181	1,771	73.49%	7.4	1	1
Hollis	5,705	7,015	1,310	22.96%	2.3	2	3
Lyndeborough	1,294	1,585	291	22.49%	2.3	3	4
Mason	1,212	1,147	-65	-5.36%	-0.53	8	13
Mont Vernon	1,812	2,034	222	12.25%	1.23	7	11
Wilton	3,122	3,743	621	19.89%	1.99	4	6
Milford	11,795	13,535	1,740	14.75%	1.48	6	9
NRPC Region	1990	2000	Actual Change	Percent Increase 1990-2000	Average Annual Increase	Rank Growth Rate Abutting Towns	Rank Growth Rate All NRPC
Hudson	19,530	22,928	3,398	17.40%	1.74		7
Litchfield	5,516	7,360	1,844	33.43%	3.34		2
Merrimack	22,156	25,119	2,963	13.37%	1.34		10
Nashua	79,662	86,605	6,943	8.72%	0.87		12
Pelham	9,408	10,914	1,506	16.01%	1.59		8

**Milford Population Growth 2000 - 2003
Relative to Abutting Towns and NRPC Region**

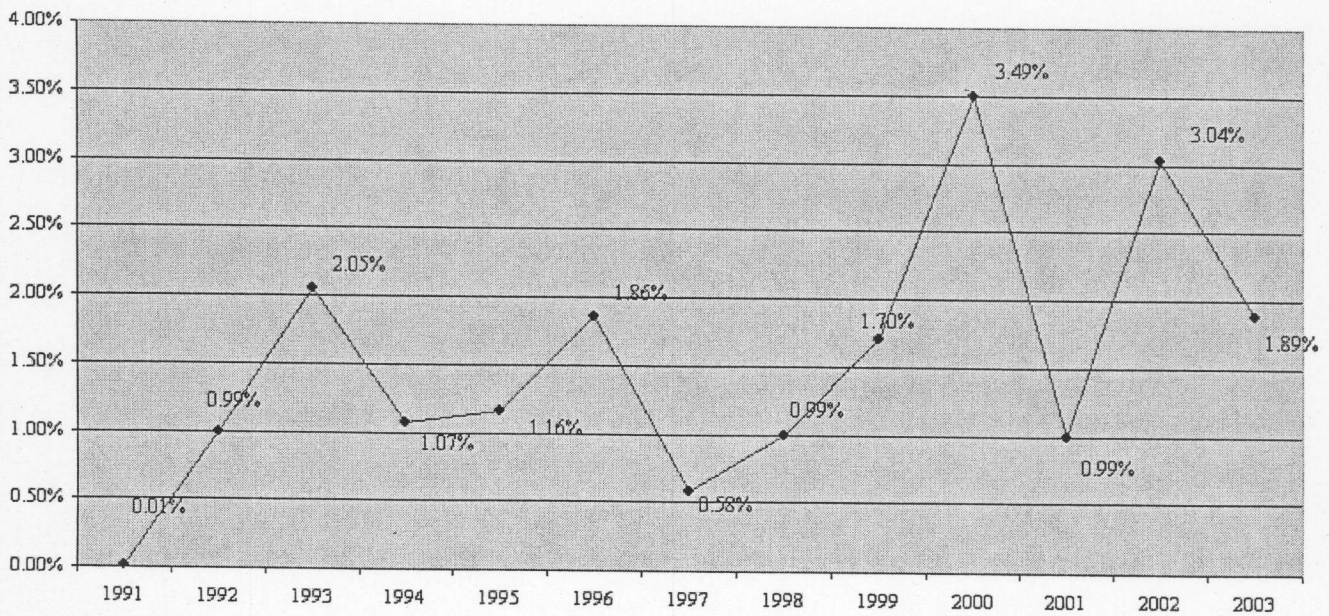
Abutting Towns	2000	2003	Actual Change	Percent Increase 2000-2003	Average Annual Increase	Rank Growth Rate Abutting Towns	Rank Growth Rate All NRPC
Amherst	10,769	11,342	573	5.32%	1.8	6	9
Brookline	4,181	4,533	352	8.42%	2.8	2	3
Hollis	7,015	7,454	439	6.26%	2.1	7	8
Lyndeborough	1,585	1,727	142	8.96%	2.7	3	4
Mason	1,147	1,233	86	7.50%	2.5	4	5
Mont Vernon	2,034	2,273	239	11.75%	3.9	1	2
Wilton	3,743	3,926	183	4.89%	1.6	8	11
Milford	13,535	14,418	883	6.52%	2.2	5	6
NRPC Region	2000	2003	Actual Change	Percent Increase 2000-2003	Average Annual Increase	Rank Growth Rate Abutting Towns	Rank Growth Rate All NRPC
Hudson	22,928	24,005	1,077	4.70%	1.6		12
Litchfield	7,360	7,829	469	6.37%	2.1		7
Merrimack	25,119	26,398	1,279	5.09%	1.7		10
Nashua	86,605	87,907	1,302	1.50%	0.5		13
Pelham	10,914	12,501	1,587	14.54%	4.85		1

Interim Growth Management
Findings of Fact 11/09/04

Town of Milford
Population (1980 - 2003)



Town of Milford
Population Increase Over Previous Year



Growth Management and Interim Growth Management

Municipalities in NH with either growth management regulations (674:22) or interim growth management regulations (674:23) as of 9/3/04 from the Municipal Land Use Regulation Database:

MunicipalityName	County	RPC	Growth Management	Interim GM
Bow	Merrimack	CNHRPC	Yes	No
Canterbury	Merrimack	CNHRPC	Yes	No
Chichester	Merrimack	CNHRPC	Yes	No
Epsom	Merrimack	CNHRPC	Yes	No
Henniker	Merrimack	CNHRPC	Yes	No
Hopkinton	Merrimack	CNHRPC	Yes	No
Loudon	Merrimack	CNHRPC	Yes	No
Pembroke	Merrimack	CNHRPC	Yes	No
Pittsfield	Merrimack	CNHRPC	Yes	No
Salisbury	Merrimack	CNHRPC	Yes	No
Webster	Merrimack	CNHRPC	Yes	No
Andover	Merrimack	LRPC	Yes	No
Barnstead	Belknap	LRPC	Yes	No
Belmont	Belknap	LRPC	No	Yes
Gilmanton	Belknap	LRPC	No	Yes
Northfield	Merrimack	LRPC	No	Yes
Brookline	Hillsborough	NRPC	Yes	No
Hudson	Hillsborough	NRPC	Yes	No
Hollis	Hillsborough	NRPC	Yes	No
Litchfield	Hillsborough	NRPC	Yes	No
Lyndeborough	Hillsborough	NRPC	Yes	No
Wilton	Hillsborough	NRPC	Yes	No
Danville	Rockingham	RPC	Yes	No
East Kingston	Rockingham	RPC	Yes	No
Exeter	Rockingham	RPC	Yes	No
Fremont	Rockingham	RPC	Yes	No
Greenland	Rockingham	RPC	Yes	No
Hampton Falls	Rockingham	RPC	Yes	No
Kensington	Rockingham	RPC	Yes	No
Rye	Rockingham	RPC	Yes	No
Salem	Rockingham	RPC	Yes	No
Sandown	Rockingham	RPC	Yes	No
South Hampton	Rockingham	RPC	Yes	No
Stratham	Rockingham	RPC	Yes	No
Londonderry	Rockingham	SHNPC	Yes	No
Auburn	Rockingham	SNHPC	Yes	No
Chester	Rockingham	SNHPC	Yes	No
Derry	Rockingham	SNHPC	Yes	No
Farmington	Strafford	SRPC	No	Yes
Harrisville	Cheshire	SwRPC	Yes	No
Peterborough	Hillsborough	SwRPC	No	Yes
Sharon	Hillsborough	SwRPC	Yes	No

Source: NH Office of Energy and Planning

Interim
Growth Management
Findings of Fact 11/09/04

INVENTORY OF EXISTING UNBUILT LOTS - November 1, 2004

Findings of Fact 11/09/04

Subdivision Name	Location	Year Signed	# Of New Lots	Bldg. Permits CO's Issued	Remaining Lots	Phasing Req.
Badger Hill	Osgood Road	Before 1998	180	91	89	Based on Development Agreement 40 per year - cumulative Ave. = 15 year
C. Chappell	Melendy Road	1998	4	4	0	NA
Barr	Mile Slip Road	1999	6	6	0	NA
Kokko	Walnut Street	1999	4	1	3	NA
Arlington Dev.	Ponemah Hill Road	2000	6	6	0	NA
Ashwood/Mac Mulkin	Federal Hill Road	2000	6	6	0	NA
Asselin/Stonewall Acres	Stonewall Drive	2000	11	11	0	NA
Benjamin	Leann Drive	2000	16	0	16	NA
Trombly Terrace	Trombly Terrace	2000	6	5	1	NA
Asselin	Riverlea	2001	8	8	0	NA
Ashwood/Mac Mulkin	Federal Pointe	2001	41	28	13	Based on Road Connections Approved Phase I = 5 Lots Phase II = 20 Lots Phase III = 16 Lots
Christmas Tree / Farm Estates	Christmas Tree Lane	2002	18	18	0	Approved Phase I = 4 Lots Phase II = 10 Lots Phase III = 10 Lots 8/23/02 - 8/22/03 8/23/03 - 8/22/04 8/23/04 - 8/22/
Wallingford Place	Wallingford Road	2002	24	9	15	Based on Road Connections
Rotch Subdivision	Ruonala Road	2002	5	5	0	NA
Elite Construction	Boynton Hill I	2003	7	1	6	Based on Road Connections Approved Phase I = 5 Lots Phase II = 2 Lots
Patch Hill	Patch Hill Lane / Chase Lane	2003	37	18	19	Approved Phase I = 15 Lots Phase II = 11 Lots Phase III = 11 Lots 10/31/03 - 10/30/04 10/31/04 - 10/30/05 10/31/05 - 10/30/
TOTAL APPROVED 1998 - PRESENT (4 OR MORE LOT SUBDIVISION)			199	126	73	
PENDING	Including Badger Hill		379	217	162	
Falcon Ridge	Falcon Ridge Road	2005	45	0	45	Approved Phasing Phase I = 15 Lots Phase II = 15 Lots Phase III = 15 Lots 5 per year
Wyman Farm	Ponemah Hill Road	2004	10	0	10	???
PENDING/PROPOSED - PRELIMINARY						???
Singer Brook		2005?	12?	0		???
Boynton Hill		2005?	97?	0		???
Mile Slip Estates		2005?	115?	0		???
Stabile - HH		2005?	73?	0		???
Brown - Union Street		2005?	24?	0		???

NOTES:

1) Built out subdivisions (1988 - 1998) :

Name	# of Lots
Bal Brae Estates (Annand Drive)	37
Noon's Quarry	33
West Hill	55
Homestead Circle	25
Countryside Estates (Helene Drive)	18

2) Does not include 55+ housing or 62+ housing.

SOURCE: DPLD 2004

Executive Summary

Introduction

During the summer of 2004, the Milford Department of Planning & Community Development performed a build-out analysis. The purpose of the build-out analysis was to provide the Town and the public with information needed to make informed decisions regarding the impact of future population and housing growth. The findings are contained in the Town of Milford Build-out Study, October 2004.

Build-out process

The Department assembled the best available tabular, textual, and geographic information system (GIS) data to perform this analysis. This included property parcel data as well as extensive information relating to development, environmental conditions, and land conservation.

This data was augmented by the original Residential Buildout Analysis developed in 1997 by Keene State College under the guidance of the Department of Planning & Community Development.

Creation of the accurate baseline model, in which numerous constraints layers, each representing a single overlay characteristic (conservation lands, steep slopes) were aggregated to produce a constraints composite. This composite provided a picture of all buildable land, and was overlaid with a Town zoning layer to determine how much development would be permitted by existing regulations in these remaining lands. More than 15 layers of spatial information were assembled to perform this composite and to complete the analysis. The Department worked extensively with the Nashua Regional Planning Commission and the Milford Assessing Department to assure the accuracy of component data layers and to establish the relationships between spatial attributes and build-out potential.

Build-out findings

Land areas determined to be developable were tabulated against Milford's three different residential zoning districts and permitted use types to arrive at totals for remaining residential development capacity. Several of the primary findings of this study are:

- Approximately 8,800 acres of buildable vacant and underdeveloped residential zoned land area remains in Milford out of a total land area of 16,500 acres.
- Over 6,800 new residential lots could be built on this land under current Milford zoning rules.
- Over 7,000 additional dwelling units (single- and multi-family) could be constructed on those lots, adding to the 5,823 units as of 2003.
- If historical development trends continue, Milford will reach build-out of its remaining residential capacity within 50 years, or by 2050.

The Build-out Study elaborates on this process and its outcomes in extensive detail. This document and the attendant data, software and mapping products produced for the build-out analysis will be a significant tool for ongoing comprehensive planning initiatives in the Town of Milford.

The full set of details describing inputs and outputs are available in the appendices to this report.

DRAFT 10/8/04
Milford Cost of Community Services Study
Case Study School Costs

Representative Built-out Neighborhoods		Proposed Selling price of Home		Assessed Valuation		Weighted Avg. by Type		School Revenue from property tax per unit		Avg. Cost of Educating SAC per unit		Municipal Revenue per unit		Municipal Expenditure per unit		Total municipal expenditure/revenue per unit	
Neighborhood		Number of Homes/units		Number of school age Children		Avg. SAC (per Unit)		Assessed Valuation		School Revenue from property tax per unit		Avg. Cost of Educating SAC per unit		Municipal Revenue per unit		Municipal Expenditure per unit	
MF- 53 West Street		607	25	25	0.42	0.56	64.1%	\$ 300,000.00		\$ 5,185.20		\$ 7,379.34		\$ 1,539.92		\$ 12,227.50	
MF- BrookStone Manor		92	30	30	0.33			\$ 223,500.00		\$ 4,702.36		\$ 4,145.60		\$ 1,206.52		\$ 525.51	
MF- Heritage Estates		104	29	29	0.28			\$ 241,766.00		\$ 5,608.97		\$ 4,774.87		\$ 1,701.85		\$ 798.01	
MF- Laurel Heights		98	19	19	0.20												
MF- Woodland Heights		240	45	45	0.19 MF												
MF- David Drive		24	21	21	0.88	0.014											
SF- Brookview Drive & Court		29	30	30	1.03												
SF- Ches- Mine		12	12	12	1.00												
SF- Ashley Trail		29	23	23	0.79												
SF- Baulden Taylor Hills Circle		8	6	6	0.67												
SF- Baulden Farm		69	36	36	0.61												
SF- Glendon Drive		13	7	7	0.54												
SF- Homestead Circle		7	8	8	1.14												
SF- Neom's Quarry		25	24	24	0.98												
SF- Stobyl Carriage/Chestwood		33	34	34	1.03												
SF- Stonehill Drive		78	44	44	0.53 SF												
SF- Stonehill Drive		9	6	6	0.67												
SF- Mile Slip (Note: Moon, Steeple, Stonehill weighted average for assessed value)		115	94.3	94.3	0.82												
SF- Mile Slip (Note: Assessed valuation is proposed selling price equalized by the Milford equalization rate)		115	94.3	94.3	0.82												
Notes:																	
Number of units																	
Provided by Milford planning department																	
Number of School Age Children																	
Provided by milford planning department																	
Average School Age Children (per unit)																	
This is the number of school age children divided by the number of units																	
Weighted Avg. by Type																	
This is the total average per unit SAC by type divided by the total number of units by type																	
Assessed Valuation																	
Exempt where noted this number is the average of the assessed valuation for the development																	
School Revenue from property tax per unit																	
Assessed valuation divided by 1000 multiplied by the local and state education tax																	
Avg. Cost of educating SAC per unit																	
Average SAC per unit type multiplied by the cost of SAC																	
Municipal revenue per unit																	
Assessed value divided by 1000 multiplied by the municipal tax rate																	
Municipal Expenditure per unit																	
Municipal revenue per unit multiplied by the ratio of the type of unit municipal expenditures to revenues																	
Total municipal expenditure/revenue per unit																	
School revenue minus school expenditure plus municipal revenue minus municipal expenditure																	

November 9, 2004

MEMO

TO: Planning Board
FROM: Bill Parker, Planning Director 
RE: Status Report on Planning Initiatives – Master Plan and Regulatory

The following memo is intended to present a status report on master plan and regulatory initiatives undertaken by the Planning Board in the last 5 years. The Milford Planning Board last updated the town Master Plan during 1998 and 1999, and the Board adopted the 1999 Master Plan Update on October 19, 1999. This was a significant effort and involved many community members. Since that time there has been significant progress made in implementation of the Plan's recommended actions, including, but not limited to:

- *Initiation of revisions to the Town sign ordinance*
- *Adoption and implementation of open space subdivision regulations*
- *Implementation of increased communication between governments, boards, citizens*
- *Adoption of regulations for wireless communication*
- *Adoption of adult entertainment regulations*
- *Study and recommendations on the Town's form of government*
- *Initiation of an Osgood Pond management plan*
- *Implementation of trail easements and building along the Souhegan River and other specified trail corridors*
- *Initiation of stormwater management programs*
- *Initiation of and action from a Facilities Master Plan Committee*
- *Formalizing the CIP process on an annual basis*
- *Taken major actions to master plan the BROX property, both for industrial uses and community uses.*

In spite of the lengthy list of above accomplishments, there are still *significant* areas that must be addressed by the Planning Board relative to the community Master Plan, both from 1999 recommendations and in areas that need attention in order to anticipate the demands of existing and future growth. Many of these are required by State statute (RSA 674:2, which states the master plan should be updated at intervals not to exceed 5 years), including:

- *Preparation of a Facilities Master Plan (ongoing work of FMPC)*
- *Completion and adoption of a town-wide Transportation Plan (building on ongoing work of the NRPC and the 2001 town-wide traffic study)*
- *Updating the Community Character section of the Master Plan*
- *Developing and adopting a Housing Section of the Master Plan.*
- *Reviewing and revising subdivision and site plan regulations that reflect current development requirements and master plan recommendations.*
- *Analysis of the results of the Cost of Services Study and November 2004 Build-Out Study.*

The list in the paragraph above is not meant to be all-inclusive, and there may be other areas that need attention. However, it is the recommendation of this Department that the Board review the list above and determine a schedule in which to address these items.